



# City of Carmel

## MINUTES

### Carmel Board of Zoning Appeals

#### Hearing Officer Meeting

Tuesday, January 25, 2011

5:45 pm

Caucus Rooms

**Present:** Earlene Plavchak, Hearing Officer  
Connie Tingley, Recording Secretary

**Staff members in attendance:** Angie Conn, Planning Administrator

**Legal Counsel:** John Molitor

#### Public Hearing

**1. Briar Creek, Section 1, Lot 33**

The applicant seeks the following development standards variance approval in order to have a building addition encroach into the front yard setback:

**Docket No. 10120015 V - Ordinance Chptr 6.04.03: Front yard building setback**

The site is zoned S-2/Residence. Filed by Paul Smith, on behalf of Markian & Angela Bochan, owners.

#### Present for Petitioner:

**Paul Smith, GPS ON Time Design**

- Addition onto front of garage/house
- Third car garage
- Six feet into building setback
- No site line problems on cul-de-sac
- All materials to match existing house

#### Public Hearing closed

#### Department Report:

**Angie Conn**

- From site plan, lot is not square off
- Building setback line follows curved site line of cul-de-sac street
- Difficult to build onto house without crossing setback line

#### Department recommended positive consideration

#### Discussion:

- Adding one-car garage to existing two-car garage

- Side load garage doors
- 12-foot door instead of commonly used 9-foot to accommodate turn from driveway
- All materials to match existing house
  - Manufactured brick will match existing bricks

**Action: Mrs. Plavchak APPROVED Docket No. 10120015, Briar Creek Section 1, Lot 33, for front yard building setback.**

### **Adjournment**

The Hearing Officer adjourned the meeting at 5:51 PM.

Approved this 25<sup>th</sup> day of April 2011.

Earlene Plavchak  
Hearing Officer – Earlene Plavchak

Connie Tingley  
Secretary – Connie Tingley